

INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 West Washington Street, Room W246
Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTIONS:	Please refer to the Attach additional	ne attached four (4) page ins I pages as needed to comple	tructions. ete this applica	ition.	Variance number (Assign	ned by department) - 0 6 (6)
1. APPLICANT IN	IFORMATION (Pers	son who would be in violatio	on if variance is	s not granted; usu		
Name of applicant					Title	
Christopher M.					Managing Partne	r
Name of organization	I				Telephone number	
Crescendo, LL					(574) 933-4406	
	d street, city, state, and		5 1	N: 40500\		
		IN 46563 (PO Box 420				
	MITTING APPLICA	TION ON BEHALF OF THE A	PPLICANT (If	not submitted by	the applicant)	
Name of applicant						
Michael A. Dor					President Telephone number	
_					(574) 377-9581	
Tip A Canoe B	rews, inc. d street, city, state, and	l ZIP code)			(374) 377-9361	
	/., Rochester, IN	-				
		CORD (If applicable)				***
Name of design profe		COKD (II applicable)			License number	
Wesley D. Wel					AR00860143	
Name of organization					Telephone number	
Wesley D. Wel	sh Architect				(317) 385-0474	
•	d street, city, state, and	l ZIP code)	•			
P.O. Box 824,	Wabash, IN 469	992				
4. PROJECT IDE	NTIFICATION					
Name of project					State project number	County
Tip A Canoe B						Fulton
Address of site (numi	ber and street, city, sta	te, and ZIP code)				
	et, Rochester, IN	1 46975				
Type of project		-	7		□ -	
New	Addition] Change of c	ccupancy	Existing	
	DITIONAL INFORM					
		been included with this applic				
		iana Department of Homeland	•			
One (1) set of	f plans or drawings	and supporting data that desc	ribe the area aff	ected by the reque	sted variance and any	proposed alternatives.
Written docur	mentation showing t	hat the local fire official has re	ceived a copy o	f the variance app	ication.	
☑ Written docur	nentation showing t	hat the local building official ha	as received a co	ppy of the variance	application.	
6. VIOLATION IN	FORMATION					
Has the Plan Review	Section of the Division	of Fire and Bullding Safety issued	d a Correction Ord	ler?		
☐ Yes (If yes, a	ttach a copy of th	e Correction Order.)	₫ No			
Has a violation been						
	ttach a copy of th	e Violation and answer the	following.)	⊠ No		
Violation issued by:	_				.	
Local Building	g Department	State Fire and Building	ng Code Enfo	rcement Section	☐ Local Fire De	epartment

on fire horizon or harismental assembly, or both, se		ns shall have a line residence reling was separation
BEMORANICA DI SERRE DI ALC. ACC		
From compliance with the ride will not be advised to Applicant will undertake atternative actions in lact public health, gallety, or wellow. Explain why alter	of complance with the new to ensure that granting of the	Variance will red by adverse to
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	rifi of the kitchen to the north well will be covered i	
distinguist sensors incorporated into the central fi	re alarm system will be installed on all additional fi spelmay to the stairwell. These sereors will inside elemin - 3) Smoke Delectors every 20 feet leads:	ude: 1) Saxoka Delectors in each
The second secon		
) temposition of the rule would result in an unitie hard	alty (urusual articulty) bacture of physical limitators of	and walk to provide the control of t
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the building is included in the Rochester Main Solating and describing the structure at 7:2-714 and in this remark a termination tiling and is detailed as pine existing calling height on the ground foor is the corner is alternating to proserve the original 2 hour fire superation in the entire building woodcass of \$50,000 and are difficult to find.	reet National Register District area zoned Halosic Main Street specifically on pages 3 and 20. The i polo #17 13 feet tell Natura (100+ year old) pressed fin decarative cell (id destroy the original fin celling tiles. Replaceme ricemetion contained in this application is accurat Pages per vene [Alchael A. Doran	at. See included documentation picture for this structure was also ing. Plantoval of the seding to install of the ceiling to install of the ceiling bles would cost in 2 the ceiling bles would cost in 2 the ceiling bles would cost in 1 the ceiling bles would cost i

7. DESCRIPTION OF REQUESTED VARIANCE Name of code or standard and edition involved	Specific code section				
IBC	706.3.9				
Nature of non-compliance (Include a description of spaces, equipment The fire barrier or horizontal assembly, or both, separa of not less than that indicated in Table 706.3.9: For oc	ting a single occupancy into different fire area	as shall have a fire resistance rating urs separation.			
8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, A	AND WELFARE WILL BE PROTECTED				
Select one of the following statements:					
Non-compliance with the rule will not be adverse to the public health, safety or welfare; or					
Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).					
Facts demonstrating that the above selected statement is true: The kitchen area will be seperated by utilizing 2 layers hood monitor with fire suppression system will be insta	of 5/8" Type X Fire Code Drywall on the wall alled in the kitchen over the cooking surfaces.	s and ceiling, as well as a kitchen			
Additionally the ceiling area extending directly north of Drywall covering the entire ceiling of the rear section of	the kitchen to the north wall will be covered to the taproom service area.	by 2 layers of 5/8" Type X Fire Code			
Additional sensors incorporated into the central fire ala will be done to protect the rear emergency egress path bedroom and main living space 2) Audio Visual alarm	nway to the stairwell. These sensors will inclu	ide: 1) Smoke Detectors in each			
9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTOR	RICALLY SIGNIFICANT STRUCTURE				
Select at least one of the following statements:					
Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.					
Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.					
	Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.				
Imposition of the rule would prevent the preservation of a	n architecturally or a historically significant part of the	e building or structure.			
Facts demonstrating that the above selected statement is true: The building is included in the Rochester Main Street detailing and describing the structure at 712-714 Mair used in this nomination filing and is detailed as photo	i Street specifically on pages 3 and 20. The f	al. See included documentation picture for this structure was also			
The existing ceiling height on the ground floor is 13 fe	et tall.				
The owner is attempting to preserve the original histo a 2 hour fire seperation in the entire building would deexcess of \$60,000 and are difficult to find.	ric (100+ year old) pressed tin decorative ceil	ing. Removal of the ceiling to install nt of the ceiling tiles would cost in			
10. STATEMENT OF ACCURACY	· ·	1			
I hereby certify under penalty of perjury that the inform					
Signature of applicant or person submitting application	Please print name	Date of signature (month, day, year)			
	Michael A. Doran	Date of signature (month, day, year)			
Signature of design professional (if applicable)	Wesley D. Welsh				
11. STATEMENT OF AWARENESS (If the application is		ant must sign the following statement.)			
I hereby certify under penalty of perjury that I am aware		Date of signature (month, day, year)			
Signature of applicant	Please print name Christopher M. VanDuyne	Sale of digitation (months, day), your			

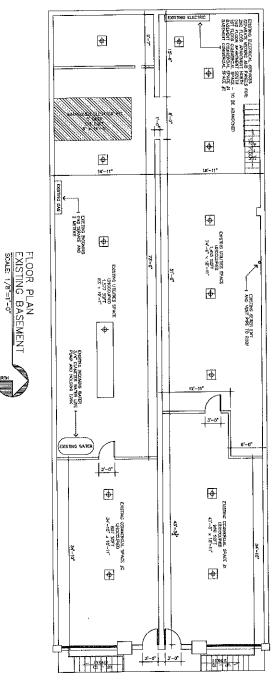


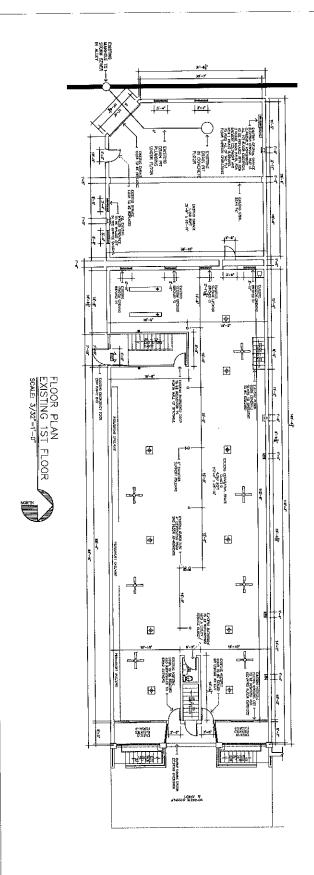
INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 West Washington Street. Room W246
Indianapolis, IN 46204-2739
http://www.in.gov/dhe/fice/p_bs_come_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions. Attach additional pages as needed to complete this application.	Variance number (Assigned by department)				
APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)					
Name of applicant	Title				
Christopher M. VanDuyne	Managing Partner Telephone number				
Name of organization	(574) 933-4406				
Crescendo, LLC Address (number and street, city, state, and ZIP code)	(0/4), 000 4400				
9520 Collins Drive, Plymouth, IN 46563 (PO Box 420, Plymouth, IN 46563)					
2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by	the applicant)				
Name of applicant	Title				
Michael A. Doran	President				
Name of organization	Telephone number				
Tip A Canoe Brews, Inc.	(574) 377-9581				
Address (number and street, city, state, and ZIP code)					
2821 N. 300 W., Rochester, IN 46975					
3. DESIGN PROFESSIONAL OF RECORD (H applicable)	Lipense number				
Name of design professional	AR00860143				
Wesley D. Welsh Name of organization	Telephone number				
Wesley D. Welsh Architect	(317) 385-0474				
Address (number and street, city, state, and ZIP code)					
P.O. Box 824, Wabash, IN 46992					
P.O. Box 824, Wabash, IN 46992 4. PROJECT IDENTIFICATION					
	State project number County				
PROJECT IDENTIFICATION Name of project Tip A Canoe Brews, Inc.	State project number County Fulton				
4. PROJECT IDENTIFICATION Name of project Tip A Canoe Brews, Inc. Address of site (number and street, city, state, and ZIP code)					
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A PROJECT IDENTIFICATION Name of project Tip A Canoe Brews, Inc. Address of site (number and street, city, state, and ZIP code) 712 Main Street, Rochester, IN 46975 Type of project New Addition Alteration Change of occupancy. 5. REQUIRED ADDITIONAL INFORMATION The following required information has been included with this application (check as applicable): A check made payable to the indiana Department of Homeland Security for the appropriate amo One (1) set of plans or drawings and supporting data that describe the area affected by the required written documentation showing that the local fire official has received a copy of the variance application (check as applicable): Written documentation showing that the local building official has received a copy of the variance application in the plan Review Section of the Division of Fire and Building Safety issued a Correction Order? Yes (If yes, altach a copy of the Correction Order.) No Has a violation been issued?	Existing bunt. (see instructions) ested variance and any proposed alternatives.				
A PROJECT IDENTIFICATION Name of project Tip A Canoe Brews, Inc. Address of site (number and street, city, state, and ZIP code) 712 Main Street, Rochester, IN 46975 Type of project New Addition Alteration Change of occupancy. 5. REQUIRED ADDITIONAL INFORMATION The following required information has been included with this application (check as applicable): A check made payable to the indiana Department of Homeland Security for the appropriate amo One (1) set of plans or drawings and supporting data that describe the area affected by the required Written documentation showing that the local fire official has received a copy of the variance application (check as applicable): Written documentation showing that the local building official has received a copy of the variance application of Fire and Building Safety issued a Correction Order? Yes (If yes, altach a copy of the Correction Order.) No	Existing bunt. (see instructions) ested variance and any proposed alternatives.				

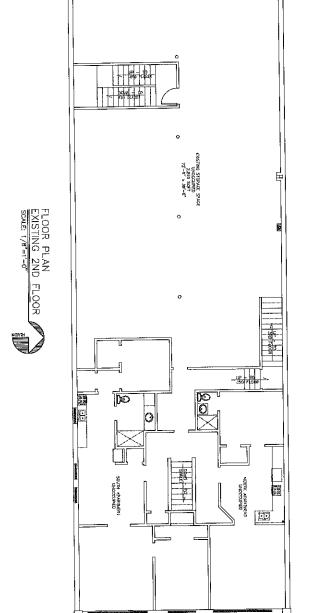
9000						
	DESCRIPTION OF REQUESTED VARIANCE to of code or standard and addition involved	Specific code section				
	•	903.2.1.2				
2014 Indiana Building Code (IBC 2012) 903.2.1.2 Nature of non-compliance (Include a description of speces, equipment, etc. involved as necessary.) An automatic sprinkler system shall be provided for group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet; 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge serving such occupancies.						
Oct	Occupancy of the main (ground) floor of the structure will be A-2					
2014000	B. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED. Select one of the following statements:					
\boxtimes	Non-compliance with the rule will not be adverse to the public health, safety or welfare; or					
Ø	Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).					
An	Facts demonstrating that the above selected statement is true: A monitored central alarm system including: 1) Fire alarm control panel 2) Kitchen hood monitor with incorporated fire suppression system 3) Audio Visual & Visual Units 4) Smoke Detectors 5) Heat Detectors Will be installed in lieu of NFPA 13					
3 seperated Exits for emergency egress are present on the main (ground) floor. 2 seperated Exits for emergency egress are present for the 2 nd and 3 nd floors.						
		A				
-30	DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY act at least one of the following statements:	SIGNIFICANT STRUCTURE				
	Imposition of the rule would result in an undue hardship (unusual	difficulty) because of physical limitations of the cons	struction site or its utility services.			
	Imposition of the rule would result in an undue hardship (unusual					
	Imposition of the rule would result in an undue hardship (unusual					
	Imposition of the rule would prevent the preservation of an archite					
		tunaey or a residencity significant part of the dunar	g si saucoro.			
Facts demonstrating that the above selected statement is true: Being an existing building, all sprinkler piping would have to be installed exposed.						
The owner would have the expense of providing new water supply lines due to inadequate pressure and flow volume of the existing water supply line. The only current water line feeding the building is a 3/4" line. The water main that would need to be tapped for a new line is on the opposite side of Main Street from the structure. The cost of directional line boring, tapping the main and installation of a new 8" water line, asphalt repair, and installation of the required sprinkler system elements for 4 floors would be in excess of \$100,000.						
10.	STATEMENT OF ACCURACY					
t hereby certify under penalty of perjury that the information contained in this application is accurate.						
Sigr	valure of applicant or person submitting application	Please print name	Date of signature (nfonth, day, year)			
	The state of the s	Michael A. Doran	//3/18			
Sigr		Please print name	Date of signature (month, day, year)			
		Wesley D. Welsh	114118			
11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)						
I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.						
Sign	Signature of applicant Please print name Date of signature (month, day, year)					
	de la companya de la	Christopher M. VanDunna	1			

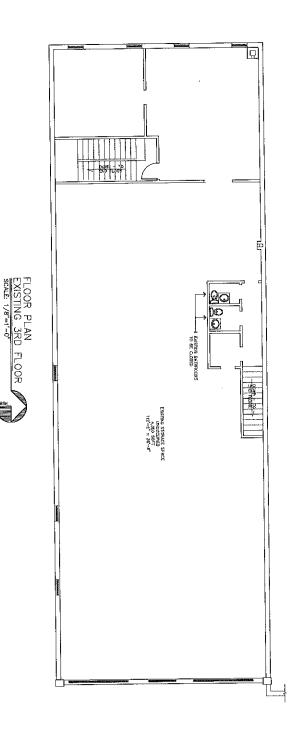




12-8-17 SHEET NO. 1 OF 10 BUILDING RENOVATION FOR TIP-A-CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975



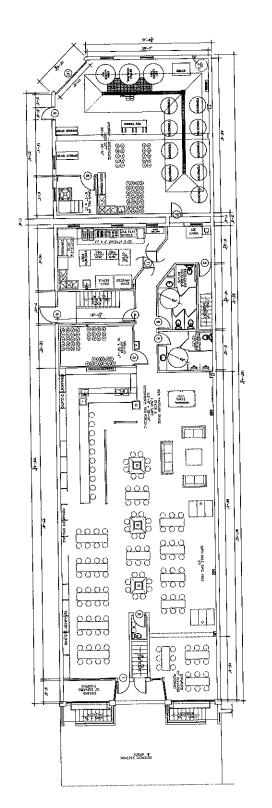




SHEET NO. 2 OF 10 BUILDING RENOVATION FOR TIP—A—CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975







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G; 2 LAYERS OF 1/2" GYPSUM BOARD COVERED IN EPOXY PAINT

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FLOOR JAY THE

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FLOOR JAY THE ZEY

FLOOR ACTOREN ROCM
PLOOR 3/8" DIRHOCK SUBFLOOR, COMPRED WITH
PLOOR 3/4" DIRHOCK SUBFLOOR, COMPRED WITH
BASE 2/3/2" NATIVE THASER ACIDS ACIDS
WITH 3/4" NATIVE THASER SUBFALOOR
WALLS, FLORENCE STRES WITH 1/2" CHPSUM
BOACH, COPRED IN REF. GOAN MILL SOOM
RICOR, ANNSHED, SALED CONCRETE
BASE, SAME DASCRIMO, MACCONET WALLS COATED WITH
WALLS DESTING, MACCONET WALLS COATED WITH
WALLS DESTING, DOPERU BOARD, NEW
WITH 1,72" GIFESIN BOARD, PANTED
CREUNG, 1/2" GIFESIN BOARD, PANTED

ROOM FINISH

SCHEDULE

REFUERY ROOM

ROOME PRIVATED, SCALED COMORETE WITH

ROSE SAND

WALLS EXSTRIC HASONEY WALLS CONTRED WITH

WALLS PRISTING HASONEY WALLS CONTRED

WITH GALWARED "LIMEN PAREL" CEILING: EXPOSED EXISTING NATIVE TIMBER RAFTERS, PAINTED BLACK

> EXISTING 3'-0" X 7'-0" X 1 3/4" STOREFRONT REMOVED AND REINSTALLED TO OPEN OUTWARD CYLINDER LOCK AND WEATHERSTRIPPING KIT DOOR NO. 1 EXISTING 3'-0" X 7'-0" X 1 3/4" WOOD DOOR NO. 2

EXISTING 3'-0" X 7'-0" X 1 3/4" EMERGENCY RELOCATED FROM EAST SIDE OF STARWELL EXIT ONLY, PANIC BAR INSTALLED

DOOR NO. 10

DOOR NO. 4

(2 PLCS) 3"-Q" X 7"-Q" X 1 3/4"
PREHING INTERIOR DOOR, PINE WOOD
DOOR CLOSER, HANDICAPPED DOOR SINAGE
(1 PLCS) 3"-Q" X 7"-Q" X 1 3/4"
PREHUNG INTERIOR DOOR, PINE WOOD

PAIR 2'-6 X 6'-8" X 1 3/4" FINISHED S.C. WOOD FINISHED WOOD FRAME, 1 1/2 PAIR OF HINGES, PRIVACY SET

DOOR NO. 3 METAL CLAD 3'-6" \times 7'-0" \times 2" COOLER DOOR (1 PLC) 3'-6" X 7'-0" X 1 3/4" PREHUNG INTERIOR DOOR, PINE WOOD DOOR NO. 6 DOOR NO. 7

DOOR NO. 6 EXISTING 4'-0" X 7'-0" X 2" EMERGENCY EXIT ONLY DOOR WITH PANIC BAR INSTALLED EXISTING 2'-8" \times 7'-0" \times 1 3/4" INTERIOR DOOR

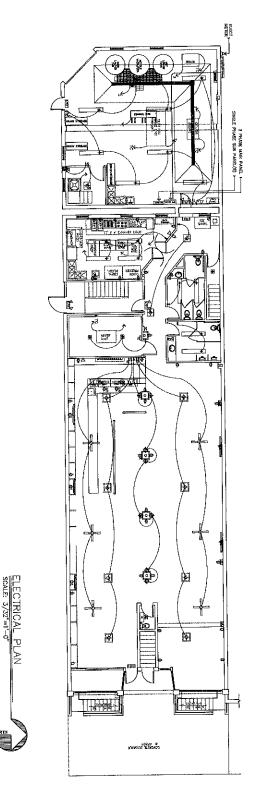
DOOR SCHEDULE

DOOR NO. 9 (1 PLC) 3'-0" X 7'-0" X 1 3/4" EXTERIOR DOOR PREHUNG, CYLINDER LOCK, WEATHERSTRIPPING KIT NEW 11"MIDE X 10"HIGH OVERHEAD DOOR WITH TRACK INSTALLED IN THE EXISTING OPENING DOOR NO. 11

SHEE 12-8-17 9 $\stackrel{>}{\circ}$ 0

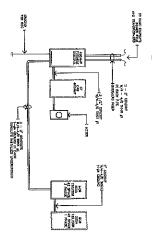
BUILDING RENOVATION FOR TIP—A—CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975





ENSTRING SERVICE (CONTROL IN THE BASILDENT TO BE ADMONDED, ALL ELECTRICAL SERVICE FOR THE WAND ADMONDED BY THE NEW SERVICE SER

GENERAL NOTES



ELECTRICAL FIXTURE SCHEDULE

\$ WALL SWITCH W/ DIMMER

\$ WALL SWITCH

\$ THREE WAY WALL SWITCH

\$ FOUR WAY WALL SWITCH

\$ SINGE WALL OUTLET

BROUND FALLT DUPLEX WALL OUTLET

BROUND FALLT DUPLEX WALL OUTLET

BROUND FALLT DUPLEX WALL OUTLET

BROUND FALLT DUPLEX OUTLET

BROUND FALLT DUPLEX

220 WOLT OUTLET

ф •

HANGING METAL CHANDELIER, § LED BULB 3,600 LUMEN — 2,700 KELVIN, 36 WATTS (8 FIXTURES TOTAL)

4,000 LUMENS - 4,100 KELVIN STREP FAYTHEE
#/ 2 LED TE LAWFS, 48" LONG, 30 WATTS
120v, P.IT KRINGO25
(16 FIXTURES TOTAL)

4

INTRINSICALLY SAFE LIGHT, 1 LED BULB 700 LUNENS - 2,700 KELVIN, 8 WATTS (1 FIXTURES TOTAL)

HANGING LIGHT, I LED BULB 400 LUMENS — 2,700 KELVIN, 4 WATTS (4 TOTAL FIXTURES)

WALL NOUNTED LIGHT, 2 LED BULB SCONCE BOD LUMENS \sim 2,700 KELVIN, B WATTS (8 FIXTURES TOTAL) HANGING 19HT, 1 LED BULB 700 LUMENS — 2,700 KELMN, 8 WATTS (2 FXTURES TOTAL)

- ᆒ
- INTRINSICALLY SAFE, ROOF MOUNTED 500 CFM EXHAUST FAN EXIT LIGHT WITH EMERGENCY LIGHTS TELEPHONE OUTLET

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1

THERMOSTAT / TEMPERATURE CONTROL ILTUNINATED EXT LIGHT ELECTRICAL ENTRANCE RISER DIAGRAM

12-8-17

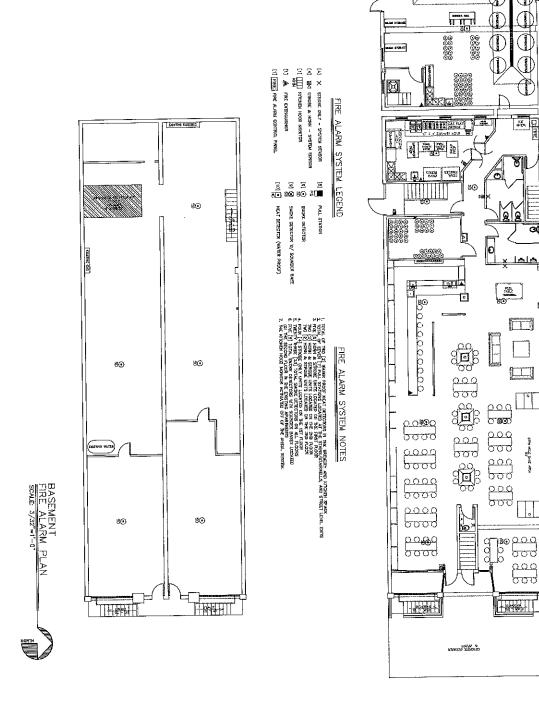
BUILDING RENOVATION FOR TIP-A-CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975

WESLEY D. WELSH ARCHITECT P.O. BOX 824 WABASH, INDIANA 46992



4 OF 10

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12-8-17

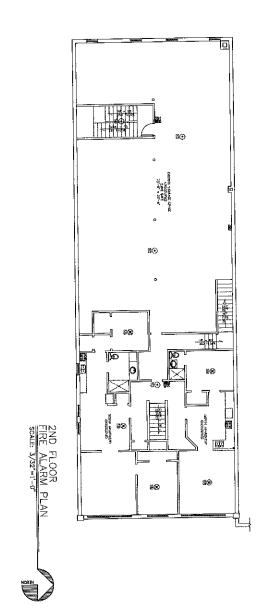
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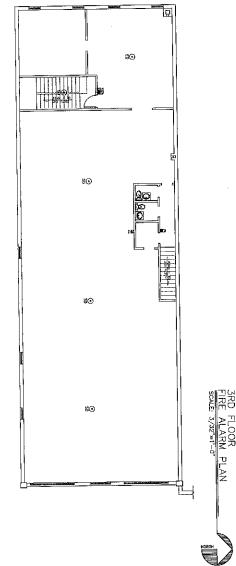
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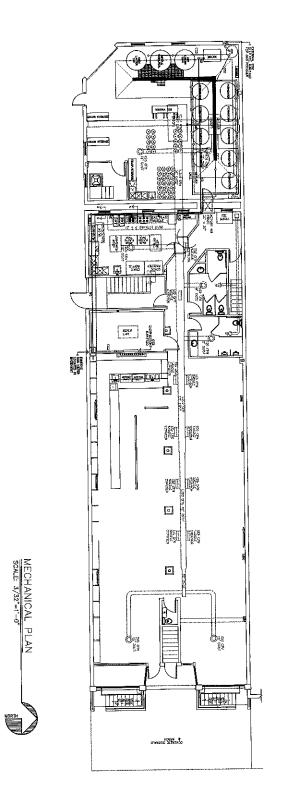


SHEET NO. 6 of 10

12-8-17

BUILDING RENOVATION FOR TIP—A—CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975





SUPPLY AR DUCISS.
ROUND SEEL METAL WITH SIDE AND BOTTOM ROUNERY SUPPLY AIR GRILLES ED TO BE FIELD ADJUSTED DETENDINED BY THE MANUFACTURER AND MODEL OF THE UNIT

MECHANICAL NOTES

HVAC UNIT: (1905 HOUNTED)
UPG (1257 08/5/EECTRIC UNIT
208-230/27H/GGIZ
WITH HIGH STATIC MOTOR & PHASE MONITOR UPG DOWN/HORZ END RETURN LOW LEAK ECGNOMIZER FOR 50" PREDATOR-NO BAROMETRIC RELIEF PROGRAMMABLE THERMOSTAT CAMBRIDGEPORT 12T PACKAGE UNIT ROOF CURB 14" HIGH

GLYCOL RESERVOIR TANK AND PUMP TO BE LOCATED IN BREWERY ROOM GLYCOL LOOP PLIMBING TO BE SUSPENDED ABOVE THE FERMENTATION TANKS CHILLER UNIT: (ROOF MOUNTED)
TRANE ODYSSEY
460/3PH/80HZ
2" DIA, INLET/OUTLET TEMPERATURE PLC CONTROLLED WITH INDIVIDUAL SOLENOID VALVES ON EACH FERMENTATION TANK. WALK-IN COOLER REFRIGERATION UNIT: SUPPLIED BY THE OWNER LOCATION TO BE DETERMINED BY THE OWNER ELECTRIC UNIT, PROGRAMMABLE PHENMOSTAT

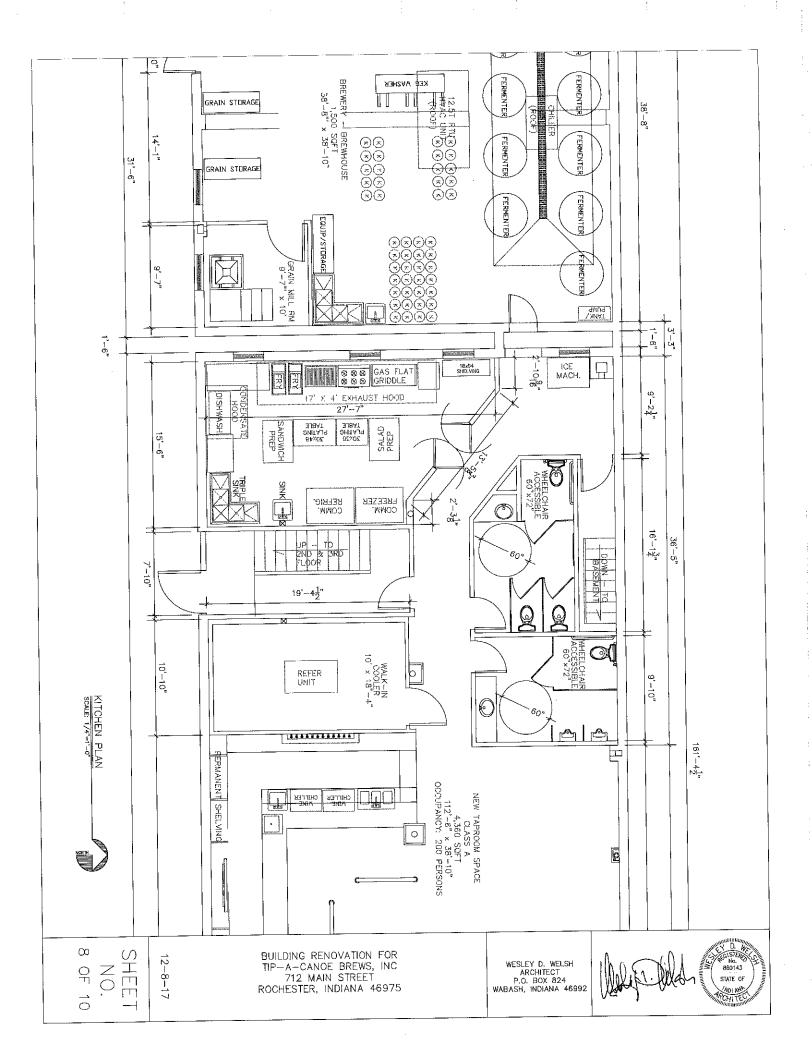
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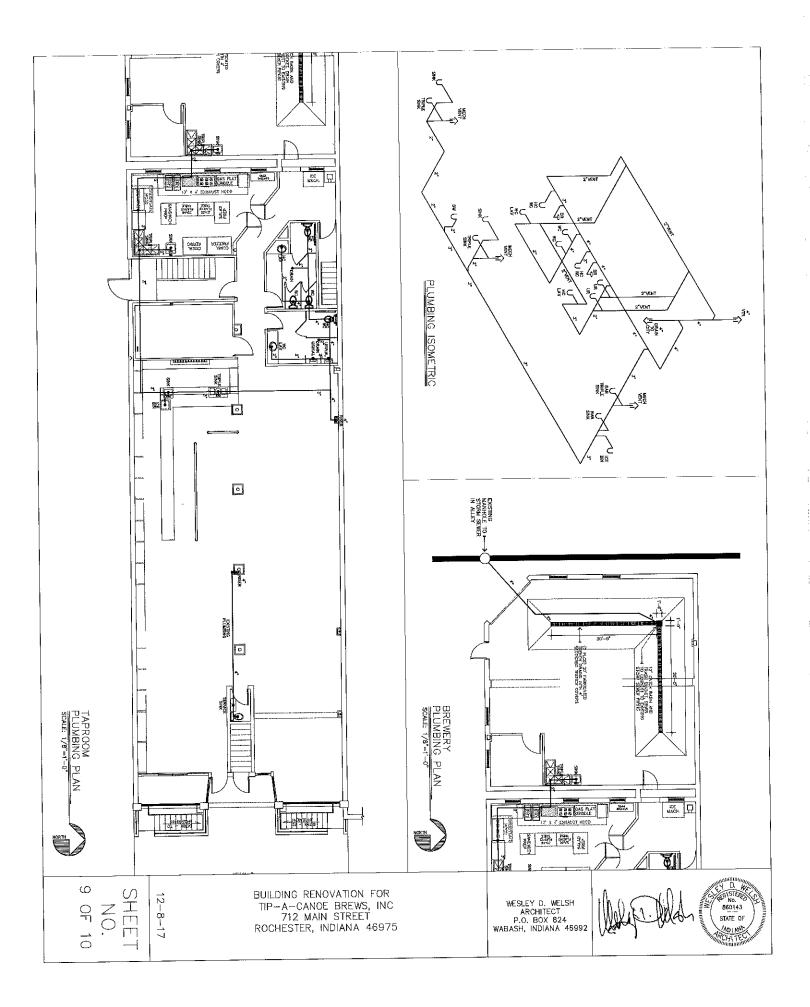
WALL SECTION DWG'S

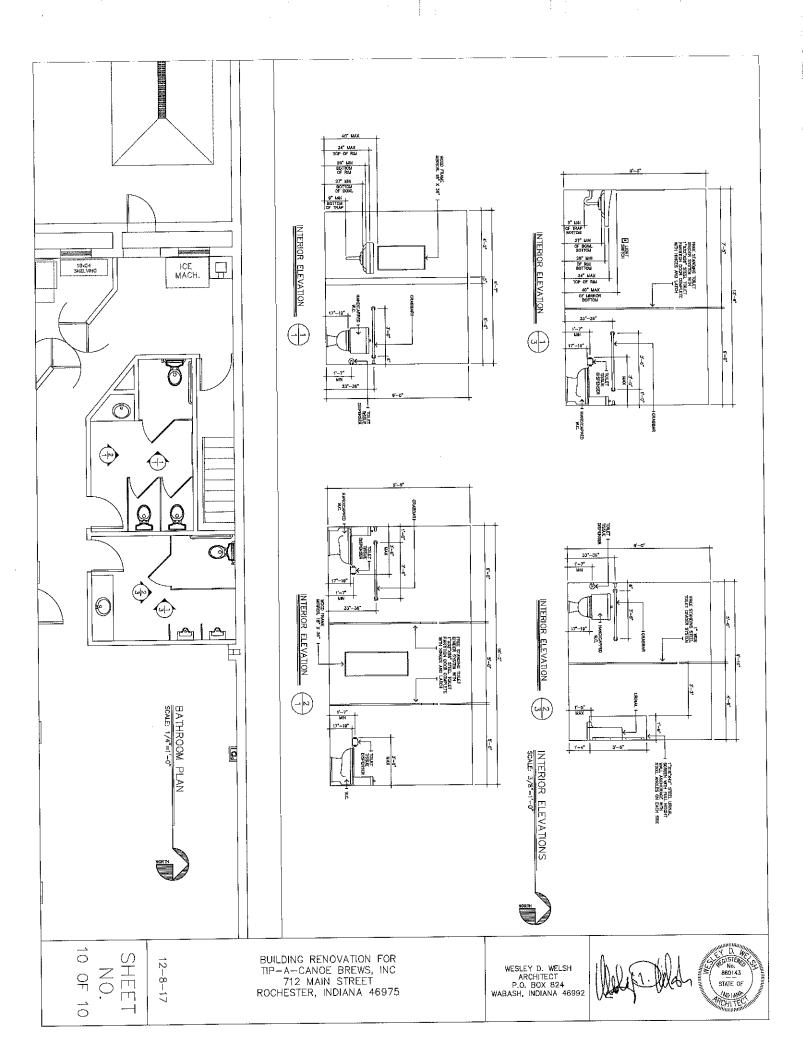
SHEE 7 OF 10 12-8-17 Z ()

BUILDING RENOVATION FOR TIP—A—CANOE BREWS, INC 712 MAIN STREET ROCHESTER, INDIANA 46975

























Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975 Phone: 574.223.7667 - Fax: 574.223.3652

> http://co.fulton.in.us/advisory/ plandirector@rtcol.com

December 8, 2017

Michael A. Doran Tip A Canoe Brews, Inc 2821 North 300 West Rochester, IN 46975

Dear Mr. Doran,

This letter is in regard to your request for variances from IBC codes 706.3.9 and 903.3.1.2. The Fulton County Planning and Building Department does not have any objections to either variance requested. The Fulton County Planning and Building Department is satisfied that the proposal of enclosing the kitchen area with a 2-hour fire rated 5/8" Type X Fire Code Drywall with additional sensors incorporated into the central fire alarm system will adequately serve the purpose of the IBC code 706.3.9.

The Fulton County Planning and Building Department is also satisfied that the proposed monitoring central alarm system and emergency egresses will adequately serve the purpose of the IBC code 903.3.1.2.

Please feel free to contact the office if you have further questions (574) 223-7667.

Sincerely,

Casi Cowles

Executive Director

Rochester Fire Department

2006 East State Road 14 Rochester Indiana 46975

December 7, 2017

To whom it may concern,

The Rochester Fire Department has been notified of the requested variances from Mr. Michael Doran, President Tip a Canoe Brews, Inc., for the address 712 Main St. Rochester Indiana. Rochester Fire Department does not have any objections to the requested variances.

Thomas Butler Chief, Rochester Fire 574-223-6113